

**NOTICE OF TYPE II
DEVELOPMENT REVIEW
APPLICATION AND OPTIONAL
SEPA DETERMINATION OF
NON-SIGNIFICANCE**

(Form DS1301A)



The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the County expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

Closing Date for Public Comments:
August 31, 2009

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Development Services Division, 1300 Franklin Street, 3rd Floor, Vancouver, Washington.

Date of this notice: August 14, 2009

Project Name: ATHLETE'S CORNER

Case Number: PSR2009-00028; SEP2009-00070; HAB2009-00063; WET2009-00055; EVR2009-00032; EVR2009-00033

Location: 8014 NE 13th Avenue

Request: The applicant is requesting site plan approval to divide an approximately 2.8 acre parcel in a GC zone into two lots utilizing the binding site plan process, and to subsequently construct a new 10,500 square foot retail building on Lot 2. An existing 11,274 square foot building will remain on Lot 1.

Applicant: Mike Jabusch Family Enterprises, LLC.
1112 NE 78th Street
Vancouver, WA 98665

Contact Person: Jocelyn Teel
Olson Engineering
111 Broadway
Vancouver, WA 98660
(360) 695-1385 [phone]; (360) 695-8117 [fax]
jocelynt@olsonengr.com

Property Owner: Same as applicant

Zoning: GC (General Commercial)

Comp Plan Designation: GC (General Commercial)

Parcel Number: 145235-000

Township: 2 North **Range:** 1 East **1/4 of Section:** SW 1/4 Section 2

Approval Standards/Applicable Law:

Clark County Code 40.200 (General Provisions); 40.230.010 (Commercial Districts); 40.320.010 (Landscaping and Screening); 40.340.010 (Parking and Loading); 40.350.010 (Pedestrian/Bicycle Circulation Standards); 40.350.020 (Transportation Concurrency); 40.350.030 (Street and Road Standards); 40.360 (Solid Waste and Recycling); 40.370.010 (Sewer Regulations); 40.370.020 (Water Supply); 40.380 (Stormwater and Erosion Control); 40.440 (Habitat Conservation); 40.450 (Wetland Protection); 40.500 (Procedures); 40.510.020 (Type II Process); 40.520.010 (Legal Lot Determination); 40.520.040 (Site Plan Review); 40.550.010 (Road Modification); 40.610 and 40.620 (Impact Fees); and Title 15 (Fire Code).

Neighborhood Contact:

NE Hazel Dell Neighborhood Association
Bud Van Cleve, President
1407 NE 68th Street
Vancouver, WA 98665
(360) 695-1466
E-mail: BSVANC@aol.com

Staff Contact Person:

Planner: Richard Daviau, (360) 397-2375, ext. 4895

E-mail: richard.daviau@clark.wa.gov

Team Leader: Mike Butts, (360) 397-2375, ext. 4137

Please email SEPA comments to: Richard Daviau@clark.wa.gov

Responsible Official: Michael V. Butts, Development Services Manager

Public Service Center, Department of Community Development, 1300 Franklin Street, P.O. Box 9810, Vancouver, WA 98666-9810

Application Filing date: July 30, 2009

Fully Complete Date: July 30, 2009

SEPA Options:

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

Timelines/Process:

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

Appeal Process:

The responsible official's decision on the application may be appealed to the County Hearings Examiner by the applicant or any person or group that qualifies as a "Part of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline. Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

SEPA Appeals:

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

A **procedural or substantive appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
(<http://www.clark.wa.gov/commdev/active-landuseN.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/agendasN.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/applicationsN.html>) (*Landuse*)

Phone: (360) 397-2375; Fax: (360) 397-2011

Web Page at: <http://www.clark.wa.gov>

Attachments:

- Proposed project site/land division plan
- Map of property owners receiving notice



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524
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1 IN FEET }
1 inch = 30 ft.

VICINITY MAP NTS

SEE 1/4 SEC. 02 T2N R11 W14

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 02, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN CLATSOP COUNTY WA

OWNER/APPPLICANT: JANE JARUSCH FAMILY ENTERPRISES, LLC
1172 NE 78TH STREET
HAWAIIAN, WA 96865
(808) 574-1010
jjb@etheredgeinc.com

CONTACT: DIXON ENGINEERING, INC.
477N. JOCELYN TELL
1111 BRYANWAY
HAWAIIAN, HI 96865
(808) 688-1323
joe@etheredgeinc.com

ENDING THE LINE.....

PENDING FOR
PENDING FOR
ENDING ZONING
PARCEL:

DISTRIBUTION BUILDING AND ASPHALT PARKING LOT.
AC ADJUSTED PARCEL: 14533-000, 14538-001, 145314-000.

2.8 ACRES (15,557 SF) ACCORDING TO SURVEY BY D.S.W. ENGINEERING,
C-190A AVENUE FIVE THOUSAND ALONG WITH SINKHAT A STOP IS PROVIDED
570 FEET TO THE SOUTHWEST OF THE SITE.

FARMHOUSE ROUTES & STOPS:

PROPOSED SITE DATA

PROPOSED USES

RETAIN, STORM, STEEP BANK, BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS.

10,500 SQ. METERS BUILDINGS

SITE VISIBILITY PLAN PREPARED BY THE ARCHITECT COMPANY.

UNDESIGNED IMMEDIATE NEIGHBOR.

	PROPOSED ON-SITE ROAD RIGHTS-OF-WAY	AS SHOWN	NONE PROPOSED
	PROPOSED LANDSCAPES	AS SHOWN	NONE PROPOSED
	PROPOSED PRECIPITATION AND WETLAND FACILITIES	AS SHOWN	NONE PROPOSED
	PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC.	AS SHOWN	NONE PROPOSED
	PROPOSED LAUNDRY STAKES	AS SHOWN	NONE PROPOSED
	PROPOSED SEPTIC SYSTEMS	AS SHOWN	NONE PROPOSED
	PROPOSED GREEN SPACE/PARKS	AS SHOWN	NONE PROPOSED
	PROPOSED TRAIL/FACILITIES	AS SHOWN	NONE PROPOSED
	ROAD CLOSURES	AS SHOWN	NONE PROPOSED

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UNAL, PROPOSED ARLING	10,500 SQ. FT.	
UNAL, PROPOSED ARLING	17,500 SQ. FT.	
UNAL, PROPOSED ARLING	4,500 SQ. FT.	
UNAL, PROPOSED ARLING	21,500 SQ. FT.	

LEGEND:

- [illegible]

DRAWING 1/8" CONCRETE CONCRETE CURBS & COTTERS
 NE 13TH AVENUE FULL WIDTH CLASSIFIED AS
 AN URBAN COLLECTOR (C-2)
 EXISTING 1/8" CONCRETE CURBS & COTTERS
 BEST TO SCALE

- [illegible]

THE BASE SITE LAYOUT, INCLUDING THE BUILDING FOOTPRINT, LOCATIONS, PARKING LAYOUT, ETC.,



Property Owners

that were mailed the notice

SW 1/4 of Section 02 T2R1E WM



NE 82ND ST

- Major Roads
- State
- State On-Ramp
- Interstate
- Interstate On-Ramp
- Primary Arterial
- Roads
- Municipal Jurisdiction
- Unincorporated
- Incorporated

Community Development (Development Serv

<Empty Picture>

Plot Date: Aug 13, 2009
Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.



(Scale 1:2878.98) 100 0 100 200 300 400 Feet

Agency Distribution:

This notice is being provided to the following agencies with jurisdiction whose services maybe impacted by implementation of this proposal:

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Department of Community Development Development Services Development Engineering Fire Marshal's Office Clark County Health Department Clark County Public Works Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District # 6 Clark Public Utilities Clark Regional Wastewater District/City of Vancouver Water/Sewer
The Media	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Clark County Neighbors Clark County Natural Resources Council Clark County Citizens United C-Tran Neighborhood Association

Add Attachment for Agencies:

- SEPA checklist

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." In addition, complete the supplemental sheet for nonproject actions (part D).

For nonproject actions the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposed," and "affected geographic area," respectively.

TO BE COMPLETED BY APPLICANT

A. BACKGROUND

1. Name of proposed project, if applicable:

Athlete's Corner Headquarters

2. Name of applicant:

Mike Jabusch Family Enterprises, LLC

3. Address and phone number of applicant and contact person:

Applicant: Mike Jabusch Family Enterprises, LLC
Attn: Kirk Jabusch
1112 NE 78th Street
Vancouver, WA. 98665

Contact: Olson Engineering, Inc.
Jocelyn Teel
1111 Broadway
Vancouver, Washington 98660
(360) 695-1385

4. Date checklist prepared: June 1, 2009

5. Agency requesting checklist:

Clark County Department of Community Development.

6. Proposed timing or schedule (including phasing, if applicable):

Construction of the building and associated parking and infrastructure would likely begin upon approval and procurement of all applicable reviews and permits. Refer to the Preliminary Binding Site Plan for more information.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None proposed at this time.

8. List any environmental information you know about that have been prepared, or will be prepared, directly related to this proposal.

Traffic Study – Kittelson and Associates
Preliminary Stormwater Report – Olson Engineering, Inc.
Clark County Public Health Department Review
Wetland/Habitat Mitigation Plan – The Resource Company
Wetland/Habitat Predetermination – Clark County
Archaeological Predetermination – Archaeological Services of Clark County
Geotechnical Report – Columbia West Engineering

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

Preliminary Binding Site Plan Approval

Final Site Plan Approval

Stormwater Pollution Prevention Program

Engineering Plan Approval

Erosion Control Plan Approval

Grading Plan Approval

Grading Permit

Building Permits

Stormwater Plan Approval

NPDES Permit

SEPA Determination

Legal Lot Determination

11. Give brief, complete descriptions of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.).

The Applicant, Mike Jabusch Enterprises, LLC, is proposing a retail development consisting of a 10,500 square foot, one-story building in the GC zone. There is an existing 11,274 square foot building with associated parking. The project includes the construction of parking, utility and other related infrastructural improvements. Please refer to the plans included in this application for more information on the proposed parking, lots, site and utility layout.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to the checklist.

The site is located at 8014 NE 13th Avenue, Vancouver, Washington. Per GIS the property is further identified as tax lots 12, 17, 71 and 93 tax assessor's serial number 145235-000, 145292-00 and 145314-000, located in the SW ¼ of Section 2, Township 2 North, Range 1 East of the Willamette Meridian, Clark County. A boundary line adjustment was recorded prior to this application and shows the current parcel layout. A copy of the recorded BLA is included with this submittal.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other.

b. What is the steepest slope on the site (approximate percent slope)?

According to Clark County GIS, the steepest slope on the site is approximately 5% - 10% on 25% of the site. According to survey by Olson Engineering, Inc., there are areas steeper than 5% (10-20%). There is approximately a 4% slope along the southern portion of the site sloping down to Cougar Creek.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

According to Clark County GIS data, the soils on the site consist of:
HoB (Hillsboro silt loam 3-8 percent slopes) 90% of the site and GEB 9% of the parcel.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None known.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Site grading to construct building pad, parking, and other associated improvements. Preliminary estimates show that grading on the site will be balanced and no fill is anticipated. Should fill be required, it will be imported from an approved site.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, erosion could occur if adequate mitigation measures were not implemented. Stormwater and Erosion Control Plans will be prepared and implemented by the applicant, which will meet or exceed the requirements imposed by Clark County Code.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 48% of the site will be covered with impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Stormwater and Erosion Control Plans will be prepared and implemented in accordance with Clark County Code. The plans will include treating stormwater runoff prior to detaining onsite and releasing runoff at County approved rates. Silt fencing, catch basin protection, and other erosion control Best Management Practices will be utilized during the construction process to minimize negative impacts from erosion. Refer to the civil engineering plan set for information regarding stormwater and erosion control.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is complete? If any, generally describe and give approximate quantities if known.

Construction equipment and vehicles will generate dust and particulate emissions during the construction period both on and off site. Visitor, tenant, mail deliver, solid waste and recycling vehicles will generate particulate emissions in the long-term. Other emission sources include typical commercial emissions from heating, ventilation and air conditioning units, as well as small power tools including but not limited to small gas powered equipment used for site and landscape maintenance.

b. Are there any off-site sources of emissions of odor that may affect your proposal? If so, generally describe.

No offsite sources of emissions or odors exist that would adversely affect the proposed development.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Water will be utilized for dust control as needed during construction as well as the implementation of all local, state and federal regulations. The construction of the building will comply with standards of the Environmental Protection Agency and all other applicable local, state and federal standards.

3. WATER

a. Surface

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Cougar Creek, a perennial Type F stream, flows in a westerly direction through the southern portion of the property. This stream is a tributary to Salmon Creek. In addition to Cougar Creek, there are riverine wetlands associated with Cougar Creek also located in the southern portion of the property.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, the proposed project will include the development of a 10,500 square foot commercial building and is located within 200 feet of the Cougar Creek and the associated wetlands. The development will include associated parking and stormwater management facilities. In addition to the development, there will be compensatory mitigation in the form of native tree and shrub plantings, habitat snag creation, habitat brush piles and the control of invasive species.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or dredge material will be placed in or removed from surface waters or wetlands.

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type and anticipated volume of discharge.

No.

b. Ground:

1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No ground water will be withdrawn and no water will be discharged to ground water with this project. Stormwater runoff will be discharged offsite following treatment.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage, industrial, containing the following chemicals.: agricultural: etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water Runoff (including storm water):

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater quality treatment will be provided by a below-ground filter units and quantity control will be provided by an underground detention system prior to releasing offsite into an existing wetland area as indicated on the plans. Information regarding the proposed stormwater facility for this development is included in the Abbreviated Preliminary Stormwater Report.

2. Could waste materials enter ground or surface waters: if so, generally describe.

No.

d. Proposed measures to reduce or control surface, ground and runoff water impacts, if any:

This proposal will meet or exceed Clark County's water quality and quantity standards provided for by the Clark County Stormwater Ordinance

4. PLANTS

a. Check or circle types of vegetation found on site:

deciduous tree: alder, vine maple, english oak

Evergreen tree: fir, cedar, pine

Shrubs

Grass

Pasture

Crop or grain

Wet soil plants: cattail, buttercup, bullrush, skunk, cabbage

Water plants: water lily, eelgrass, milfoil

Other types of vegetation: blackberry, willow, cherry, ash, ornamental shrubs and lawn grasses

b. What kind and amount of vegetation will be removed or altered?

All vegetation will be removed from areas depicted for the future buildings, parking, utilities and other on site improvements during construction activities as shown on the Preliminary Binding Site Plan.

c. List threatened or endangered species known to be on or near the site.

None to the Applicant's knowledge.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

A landscaping plan, possibly with the proposed use of native plants, has been prepared for the site as required by Clark County Code. Refer to Preliminary Landscape Plan for more information. Approximately 1 acre of the site will be used for mitigation. See wetland and mitigation plans prepared by The Resource Company.

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, canadian geese

mammals: deer, bear, elk, beaver, rodents

fish: bass, salmon, trout, herring, shellfish

b. List any threatened or endangered species known to be on or near the site.

None to the Applicant's knowledge.

c. Is the site part of a migration route? If so, explain.

The site is located within what is commonly referred to as the Pacific Flyway. This Flyway is the general migratory route for various species of ducks, geese, and other migratory waterfowl. The Flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains.

d. Proposed measures to preserve or enhance wildlife, if any.

Landscaping, which includes trees, shrubs and groundcovers, will be installed that will provide some habitat for wildlife. Approximately 1 acre of wetland and habitat mitigation is proposed on-site that will enhance wild life.

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Typical retail uses of electricity and possibly natural gas will be required for the completed project.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

All construction on the site will be designed to comply with the state adopted codes and policies related to energy conservation.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, of hazardous waste, that could occur as a result of the proposal? If so, describe.

No.

1. Describe special emergency services that might be required.

Additional police and fire/emergency may be required. No special emergency services will be required.

2. Proposed measures to reduce or control environmental health hazards, if any:

The Applicant will comply with applicable local, state and federal regulations during construction and operation of the project. All construction will be inspected according to industry requirements and standards.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Existing traffic noise from adjacent roadways exist, but it should not affect the proposed project.

2. *What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.*

Development of the site will create short-term construction noise. Customer, visitor, tenant, mail deliver and solid waste and recycling vehicles will create some noise in the long term. Other noise sources include typical commercial noises from heating ventilation and air conditioning units as well as small power tools including but not limited to small gas-powered equipment used for site and landscape maintenance.

3. *Proposed measures to reduce or control noise impacts, if any:*

Construction activities will not occur after 10 p.m. or before 7 a.m.

8. LAND AND SHORELINE USE

a. *What is the current use of the site and adjacent properties?*

There is an existing building on site. Adjacent property uses are as follows:
North – Vacant GC zoned property; South – Existing commercial/retail development on GC zoned property; West – Asphalt open area and First Independent Bank; East – multi-family residences and commercial businesses zoned GC.

b. *Has the site been used for agriculture? If so, describe.*

Not to the Applicant's knowledge.

c. *Describe any structures on the site.*

One existing building to remain with associated parking.

d. *Will any structures be demolished? If so what?*

No.

e. *What is the current zoning classification of the site?*

The site is currently zoned GC.

f. *What is the current comprehensive plan designation of the site?*

The current comprehensive plan designation of the site is GC.

g. *If applicable, what is the current shoreline master program designation of the site?*

Not Applicable.

h. *Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.*

There are wetland and habitat buffers on-site and that encroaches into the southwest portion of the proposed building from Cougar Creek. On-site mitigation is proposed.

i. *Approximately how many people would reside or work in the completed project?*

The completed project may employ 10-20 people.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not Applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed use is consistent with the comprehensive plan and existing zoning.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not Applicable.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None.

10. AESTHETICS

a. What is the tallest height of any proposed structure (s), not including antennas; what is the principal exterior building material (s) proposed?

There is no maximum height for buildings in the GC zoning district. It is anticipated that the buildings will be between 20 and 40 feet tall. The principal exterior building materials will be a combination of glass, masonry veneer and architectural metal panel.

b. What views in the immediate vicinity would be altered or obstructed?

Views across the site may be obstructed with the construction of the building.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Landscaping and architectural elements.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Typical retail parking lot, building and sign lighting may occur in the nighttime hours.

b. Could light or glare from the finished project be a safety hazard that will interfere with views?

The installation of illuminated materials will minimize dispersion on the site and will not constitute a safety hazard.

c. What existing off-site sources of light or glare may affect your proposal?

There are some amounts of light levels generated off site but they are unlikely to affect the proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:

Lights will be installed and shielded to minimize dispersion and control any potential offsite impacts. Intensity of lighting will be kept to a minimum, though enough to assure safety on the site and to meet all applicable code sections.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

There are no designated or informal recreational opportunities in the immediate vicinity.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project of applicant, if any:

None.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation register known to be on or next to the site? If so, generally describe.

Currently, there are no known objects or places on the site or next to the site.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Please refer to the letter provided by DAHP in response to an archaeological predetermination submitted by Archaeological Services of Clark County. It indicates that no cultural resources were found and that no further archaeological work is recommended at this time.

c. Proposed measures to reduce or control impacts, if any.

If any cultural artifacts are discovered during the course of development, all work in the immediate vicinity will cease, the area should be secured and the office of Archaeology and historic preservation in Olympia and Clark County Community Development shall be notified.

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site will be accessed from NE 13th Avenue. Refer to Preliminary Binding Site Plan for further information.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

There nearest transit stop is located southwest of the site approximately 570 feet near the intersection of NE 78th Street and HWY 99, C-Tran route #78.

c. How many parking spaces would the complete project have? How many would the project eliminate?

The completed project would have approximately 42 parking stalls. There are no existing stalls to be eliminated.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Sidewalk and landscape improvements, as well as right-of-way dedication will take place along NE 13th Avenue. No new roads are proposed. Refer to Preliminary Binding Site Plan for further information.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

A traffic study and transportation impact assessment was prepared by Kittelson Associates, dated June 30, 2009. The existing and proposed building are expected to generate 350 net new average daily trips and 30 net new peak pm peak hour.

g. Proposed measures to reduce or control transportation impacts, if any:

Pay traffic impact fees and meet mitigation measures as indicated in the traffic study.

15. PUBLIC SERVICES

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The need for additional fire/emergency and police protection.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Provide urban utilities, pay taxes and impact fees.

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity – Clark Public Utilities

Sewer – Clark Regional Wastewater District

Telephone – Qwest

Water – Clark Public Utilities

Refuse Service – Waste Connections

Natural Gas – Northwest Natural

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Date Submitted: _____

